184.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,700 / 733,700
					USE VALUE:	733,700 / 733,700
					ASSESSED:	733,700 / 733,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
392		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTTMANN STEPHEN T ETAL/ TRS	
Owner 2:	STEPHEN T KOTTMANN REVOCABLE	
Owner 3:	SHERRI H KOTTMAN REVOCABLE TR	
Street 1:	392 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	KOTTMANN STEPHEN T & SHERRI H -
Owner 2:	-
Street 1:	392 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,491 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1946 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6491.000	303,400		430,300	733,700
Total Card	0.149	303,400		430,300	733,700
Total Parcel	0.149	303,400		430,300	733,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.98 | /Parcel: 376.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123592

GIS Ref

GIS Ref

Insp Date 08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0004-0002.0

!14289!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,400	0	6,491.	430,300	733,700	733,700	Year End Roll	12/18/2019
2019	101	FV	251,200	0	6,491.	430,300	681,500	681,500	Year End Roll	1/3/2019
2018	101	FV	245,700	0	6,491.	362,700	608,400	608,400	Year End Roll	12/20/2017
2017	101	FV	208,600	0	6,491.	332,000	540,600	540,600	Year End Roll	1/3/2017
2016	101	FV	208,600	0	6,491.	282,800	491,400	491,400	Year End	1/4/2016
2015	101	FV	195,500	0	6,491.	245,900	441,400	441,400	Year End Roll	12/11/2014
2014	101	FV	195,500	0	6,491.	227,500	423,000	423,000	Year End Roll	12/16/2013
2013	101	FV	195,500	0	6,491.	216,400	411,900	411,900		12/13/2012

PRINT

Date	Time
12/11/20	04:09:10

LAST REV

Date	Time
11/16/20	09:33:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOTTMANN STEPHE	75918-423	1	10/19/2020	Convenience	99	No	No		
EVANS BARBARA J	54385-579		3/10/2010		430,000	No	No		
	9152-319		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2016	1161	Addition	240,500	O				chng rfln Add Kitc
9/27/2011	1187	Wood Dec	11,525	C				REPL EXISTG DECK W
4/11/1994	106	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Inspected	CC	Chris C
7/9/2018	MEAS&NOTICE	CC	Chris C
5/7/2012	Info Fm Prmt	BR	B Rossignol
10/14/2008	Meas/Inspect	163	PATRIOT
1/6/2000	Meas/Inspect	243	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6491		Sq. Ft.	Site		0	70.	0.95	7									430,311						430,300	

Total AC/HA: 0.14901 | Total SF/SM: 6491 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 430,311 | Spl Credit | Total: 430,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00189984
Adj $ / SQ:	142.019
Other Features:	86750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340145
Depreciation:	36736
Depreciated Total:	303410

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

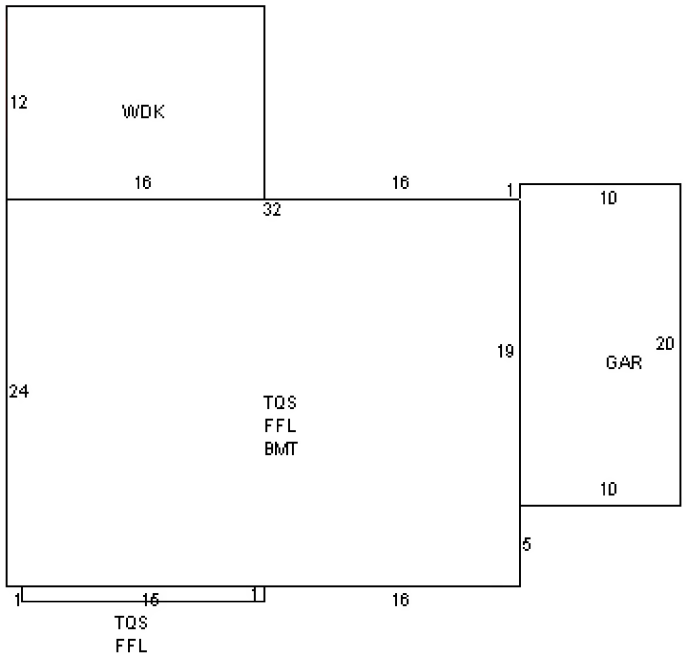
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.02
Special Features:	0	Val/Su Net:	119.92
Final Total:	303400	Val/Su SzAd	221.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	783	142.020	111,201
BMT	Basement	768	66.570	51,127
TQS	3/4 Story	587	142.020	83,401
GAR	Garage	200	27.550	5,510
WDK	Deck	192	11.230	2,156

Net Sketched Area:	2,530			Total:	253,395
Size Ad	1370.25	Gross Are	2726	FinArea	1946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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